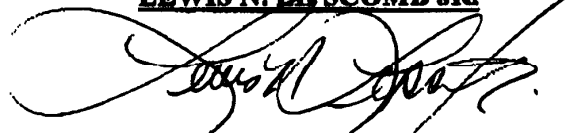


I Lewis N. Lipscomb Jr., offer conditions voluntarily proffered for the reclassification of property identified as NED'S MARINE AND AUTO CENTER INC. at 2115 RT-17, Yorktown Va. 23693.

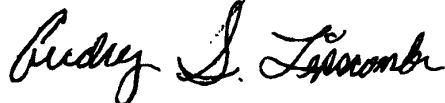
I hereby voluntarily proffer that the development of the property owned by me proposed for reclassification under this application shall be in strict accordance with the conditions set forth below :

1. I will put up a privacy fence 6 – 8 feet tall, with the finished side facing out, parallel to both the northern and southern property lines of the cleared area to be used for Boats, Motors, Trailers, and vehicles, and other items that are to be used in my business. I will also maintain a ~~12.5~~^{11.5} ft. transitional buffer in such area, preserving existing vegetation, supplemented as necessary to meet county requirements.
2. If I do any more clearing, I will extend the fence to provide additional visual screening from the adjacent property.
3. No Boats, Trailers, Motors, Cars, Parts, Etc. will be stored in this ~~12.5~~^{11.5} ft. buffer area.

LEWIS N. LIPSCOMB JR.



AUDREY S. LIPSCOMB



AUGUST 30, 2002